

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSAL OF PARCEL 1 IN THE
NORTH HARVARD URBAN RENEWAL AREA
PROJECT NO. MASS. R-54

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the North Harvard Urban Renewal Project No. Mass. R-54, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Committee for North Harvard Street (CNH) has expressed a desire to purchase Disposition Parcel 1 in the North Harvard Project Area for the purpose of constructing from 175 to 200 units of moderate income housing under the 221(d)(3) Program of the Federal Housing Administration.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Committee for North Harvard Street be and hereby is tentatively designated as Redeveloper of Disposition Parcel 1 subject to the following:

- a. Formation of a corporation to take title to the land;
- b. Submission within sixty (60) days of the following documents satisfactory to the Authority:
 - 1) Preliminary site plan, indicating the number and composition of the units which can be developed on this site;
 - 2) Proposed construction schedule;
 - 3) Proposed rental schedule;

4) A penalty bond in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;

c. Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development;

d. Publication of all public disclosures and issuance of all approvals as may be required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that the Committee for North Harvard possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

January 6, 1967

To: Boston Redevelopment Authority

From: Edward J. Logue, Development Administrator

Subject: Designation of Redeveloper
North Harvard Project, Parcel 1

Summary: This memorandum recommends the tentative designation of the Committee for North Harvard Street (C.N.H.) as Redeveloper of the new construction portion of the North Harvard Project.

On July 21, 1966, I advised the Authority that we had received five expressions of interest in response to the advertisement of the availability of the major portion of the North Harvard Project Area for the construction of moderate income housing. Proposals were received from The Episcopal Housing Corporation, The Committee for North Harvard Street (C.N.H.), the International Brotherhood of Teamsters, Joint Council #10, the New England Urban Development Corporation, and Harold Brown, d/b/a Hamilton Realty Co.

All of the proposals have been carefully reviewed, and it is recommended that the Committee for North Harvard Street be given an opportunity to submit a firm proposal.

This is an organization composed of residents, clergy, businessmen, and community leaders of the Allston-Brighton area. Reverend Thomas W. Cornu, Pastor of the Allston-Methodist Church, is Chairman, and Lester Delaney, past Chairman of the Brighton YMCA, is Co-Chairman.

Directors include Representative Norman Weinberg, Joseph M. Smith, Chairman of the Allston Civic Association, James Fraggos, head of the Allston-Brighton Citizens' Council, Max Lefkowitz, President of the Allston Board of Trade, and clergy from St. Anthony's parish, St. Gabriel's Monastery, and Congregation Toras Moshe. The group also includes several residents of the project area.

As the Board will recall, the proper resolution of this controversy has been a continuing concern of Mayor Collins. I have reviewed this matter carefully with His Honor, and it is his judgment that the neighborhood-based group should be given the opportunity to show what it can do.

I believe that this group has the best chance of winning necessary support for the completion of this project.

The Kittay Foundation, a private philanthropic fund, has offered an interest-free loan to the group to cover interim expenses.

Pard-Team, a Boston architectural firm, is the proposed architect.

Although the exact number of dwelling units cannot be determined until it is known with certainty how many of the families still living on the site will decide to repurchase and rehabilitate their homes, preliminary studies by the architect indicate that the site can contain from 175 to 200 units. C.N.H. hopes to design approximately 25% of the project for elderly occupants. They are prepared to commence preparing plans for submission to FHA immediately.

It is recommended that the Committee for North Harvard Street be tentatively designated as Redeveloper of the new housing portion of the North Harvard Project with the understanding that a non-profit corporation will be formed to take title to the land and apply for mortgage insurance to the FHA. An appropriate Resolution is attached.

Attachment